

SUMMARY OF AUCTION TERMS & CONDITIONS

SHERIFF'S SALE: Schrader Real Estate and Auction Company, Inc. ("Auction Company") is selling this property on behalf of the Sheriff of Cass County ("Seller") pursuant to an order of the Cass County Superior Court I.

PURCHASE CONTRACT: Immediately following the close of bidding, the high bidder shall sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

DOWN PAYMENT: 10% of the purchase price will be due as a down payment on the day of auction, with the balance due at closing. The down payment may be made in the form of cashier's check, personal check or corporate check.

CLOSING: The balance of the purchase price will be due at closing within 30 days after the auction. YOUR BID-

DING IS NOT CONTINGENT UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

POSSESSION: Possession will be delivered at closing.
REAL ESTATE TAXES: Real estate taxes assessed for the calendar year 2016 (due in 2017) will be charged to Seller and paid out of Seller's proceeds at closing. Buyer will assume and pay real estate taxes assessed for the entire calendar year 2017 (due in 2018).

DEED: The property will be conveyed by sheriff's deed.
TITLE INSURANCE: Buyer will receive a standard owner's title insurance policy in the amount of the purchase price. Title insurance costs will be charged to Seller and paid out of Seller's proceeds at closing. Preliminary title insurance schedules will be available for review prior to the auction.

SURVEY: The property will be conveyed using the existing legal description without obtaining a new survey.

TRACT MAP; ACRES: The advertised acres and aerial tract map in the marketing materials are based on coun-

ty tax parcel data and county GIS maps. They are approximations only and are not provided as survey products.

PROPERTY INSPECTION: The scheduled inspection date will be staffed with auction personnel. Seller and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee with respect to the property by virtue of its being offered for sale.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is provided subject to bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches

and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusively the agents of the Seller.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

CHANGES: Please arrive prior to scheduled auction time to review any changes or additional information. AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

STOCK PHOTOS: This brochure contains stock photos depicting deer and an ear of corn which were not taken on the auction property.



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www.SchraderAuction.com

113.86 Acres

CASS CO., IN



Excellent Soils • Great Location • An Excellent Opportunity to Purchase a Quality Farm

MARCH 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



9 miles north of Logansport, IN on SR 25 • 11 miles south of Rochester, IN on SR 25
CASS COUNTY, IN

113.86 Acres

OFFERED IN 1 TRACT



ONLINE BIDDING AVAILABLE

EXCELLENT SOILS • GREAT LOCATION

An Excellent Opportunity to Purchase a Quality Farm

SCHRADER
Real Estate and Auction Company, Inc.
Land
Auction

Thursday, March 16 • 10 AM EASTERN
Held at the Wm. Paca Lodge, 1510 Delaware Road, Logansport

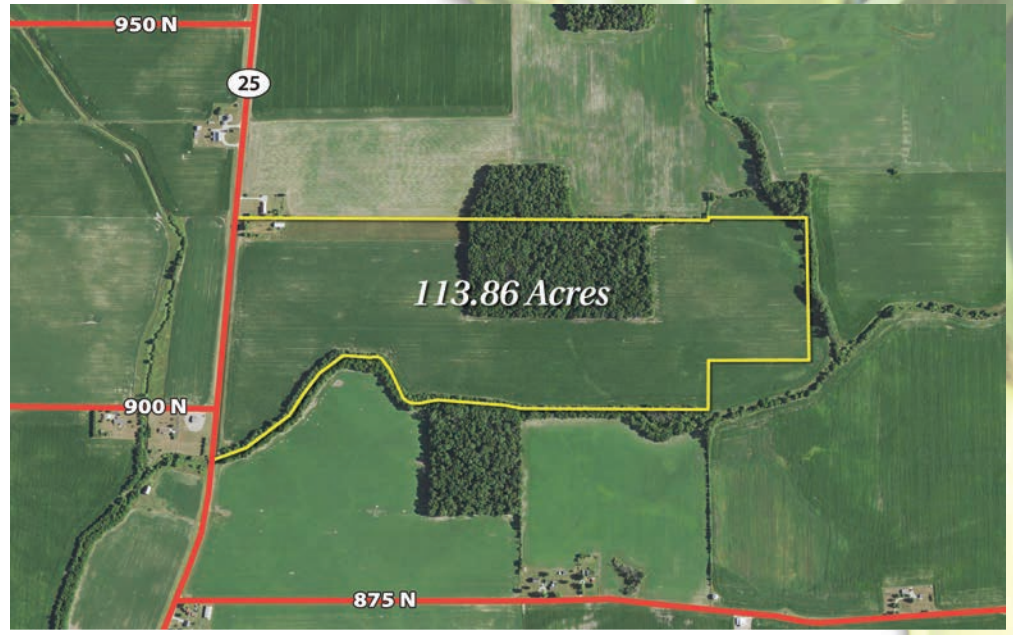
113.86 Acres

LAND AUCTION

Thursday, March 16 • 10 AM EASTERN



INSPECTION DATE:
Wednesday, March 1
3-5 PM Eastern



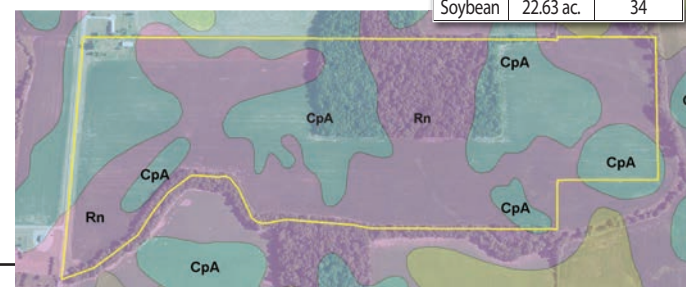
PROPERTY LOCATION:
From Logansport, IN; take SR 25; 9± miles northeast to the property on the east side of SR 25; or from Rochester, IN; take SR 25 11± miles south on SR 25 to property on east side of SR 25.

AUCTION LOCATION:
From west side of Logansport; US 24 & US 35; take US 35 North .7 mile to Delaware Rd., then go east .3 mile to Wm. Paca Lodge (1510 Delaware Rd., Logansport, IN).

OWNER: Coffman/Klingel

TRACT INFORMATION: A 113.86 acre parcel of land with quality soils. It has frontage on SR 25 & West Ditch. The Cass Co. FSA office indicates that this tract has 91.48 acres of tillable land with the balance in woods, ditch & road frontage. Per the Cass Co. Assessor Card there is a 30x70 metal quonset on this tract. The auction manager is informed that the woods were logged approx. 5 years ago.

FSA INFORMATION		
Farm #4764		
TRACT #19525		
Farmland 119.65 Acres		
Cropland 91.48 Acres		
Crop	Base	PLC Yield
Corn	67.87 ac.	134
Soybean	22.63 ac.	34



Area Symbol: IN017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	
Rn	Rensselaer loam, till substratum	65.08	57.2%		Ilw	175		6	12	49	70
CpA	Crosier loam, 0 to 3 percent slopes	48.78	42.8%		Ilw	150		5	10	49	68
Weighted Average						164.3		5.6	11.1	49	69.1

Sale Managers:
Jim Hayworth
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1-765-427-1913 (cell)
Jimmy Hayworth



ONLINE BIDDING - You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

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